

# Legacy Site Task Force

THURSDAY, JUNE 14, 2018 - 6:30 P.M.

Lake Wilderness Lodge

22500 SE 248<sup>th</sup> Street, Maple Valley, WA 98038

## Meeting Agenda

- |   |                          |
|---|--------------------------|
| 1. WELCOME  | Sue Van Ruff, Chair      |
| 2. ROLL CALL  | Sue Van Ruff, Chair      |
| 3. REVIEW/APPROVAL OF MINUTES                       | Sue Van Ruff, Chair      |
| 4. PUBLIC COMMENT                                   | Sue Van Ruff, Chair      |
| 5. REVIEW COMMUNITY PARTNERS' BBI                   | Sue Van Ruff, Chair      |
| 6. REVIEW UW STUDENT 6/7/18 PRESENTATION            | Sue Van Ruff, Chair      |
| 7. RECAP OF MAPLE VALLEY DAYS PUBLIC OUTREACH       | Sue Van Ruff, Chair      |
| 8. FINAL PRESENTATION                               | Sue Van Ruff, Chair      |
| • Review "Look & Feel" Pictures & Raw Video Footage | Billy Brewer, Vice Chair |
| • Draft Outline                                     |                          |
| • Presentation Committee                            |                          |
| 9. REVIEW MEETING SCHEDULE                          | Sue Van Ruff, Chair      |
| 10. PUBLIC COMMENT                                  | Sue Van Ruff, Chair      |
| 11. GOOD OF THE ORDER                               | Sue Van Ruff, Chair      |
| 12. ADJOURN MEETING                                 | Sue Van Ruff, Chair      |

**\*\*The next regular meeting of the Legacy Site Task Force meeting is scheduled for  
Thursday, June 28, 2018 at 6:30 pm at Lake Wilderness Lodge.\*\***



PRELIMINARY

**City of Maple Valley  
Legacy Site Task Force**

**Regular Meeting Minutes**

**April 26, 2018**

**6:30 pm**

**Lake Wilderness Lodge**

22500 SE 248<sup>th</sup> Street, Maple Valley, WA

**Attendees:** Jonathan Miller, Billy Brewer, Betsy Bradsby, Sue Van Ruff, Eric LaBrie, Ingrid McPeak, Dave Pilgrim, Chris Tallman, Bob Rohrbach, Byron Mucke, Laura Philpot, Scott Tkach, Matt Torpey, Tim Morgan, Dorothy Stickney

**Absent:** Eric Hancock, Allen Moore, Colby Collier, Erica Dial, Ken Kinnear, Dave Sanderson, Robin Porter

**ROLL CALL**

- The meeting was called to order by Chair Sue Van Ruff at 6:30 pm.
- Roll call was taken and Chair Sue Van Ruff noted Task Force members not present per above.

**REVIEW/APPROVAL OF MINUTES**

- Minutes of the March 1, 2018 Special Meeting were approved as written.

**PUBLIC COMMENT**

- Larry Baumgart, Farmers Market President, gave Farmers Market lapel pins to Legacy Site Task Force members and asked everyone to vote on Facebook for the national poster contest.

**UPDATE TO COUNCIL ON JULY 9, 2018**

- Outline of Final Presentation
  - Billy Brewer shared his ideas for the final presentation
    - PowerPoint Presentation
    - Short Video; Legacy Site as it is now, relative scale of elements of US Student bubble map
  - Preferred Options
    - See attached bubble map
    - 150 foot buffer is not mandatory so bubble elements may become larger
    - Retail = unique, active experience
    - Sufficient buffer around trees that will be preserved
    - Two entrance points due to size of site; no entrance point from Lake Forest Estates neighborhood
    - 25% loss of space due to roads and infrastructure
    - Planning Commission determines regulatory details

**PUBLIC OUTREACH OPPORTUNITIES**

- Dorothy to send Doodle Poll for Maple Valley Days City Booth sign up
- Task Force will not participate in the Maple Valley Days Parade

**COMMUNITY PARTNERS' BIG BOLD IDEAS**

- Sue Van Ruff shared that the Executive Directors of community partners will be invited to the May 10, 2018 meeting to share their Big, Bold Ideas for possible partnerships or presence on the Legacy Site

#### PRELIMINARY

- Establish a committee with the following Sue Van Ruff, Jonathon Miler, Bob Rohrbach, Ingrid McPeak, Dave Pilgrim, Byron Mucke, Eric LaBrie

#### PUBLIC COMMENT

- Layne Barnes, PO Box 1319, Maple Valley; would like trees on east side of Legacy Site, east entrance directly across from the elementary school, trail entrance by civic campus bubble, suggested parking at the elementary school and in the triangle-shaped lot

#### GOOD OF THE ORDER

- Hooked on Fishing Derby is this coming weekend, April 27-28
- Arboretum Plant Sale is April 28-29
- Sue Van Ruff has the book *Love Where You Live* by Peter Kageyama and offered to loan it to others
- Homework – send pictures and videos of ideas for options for the Legacy Site to Billy and Dorothy of

#### ADJOURN MEETING

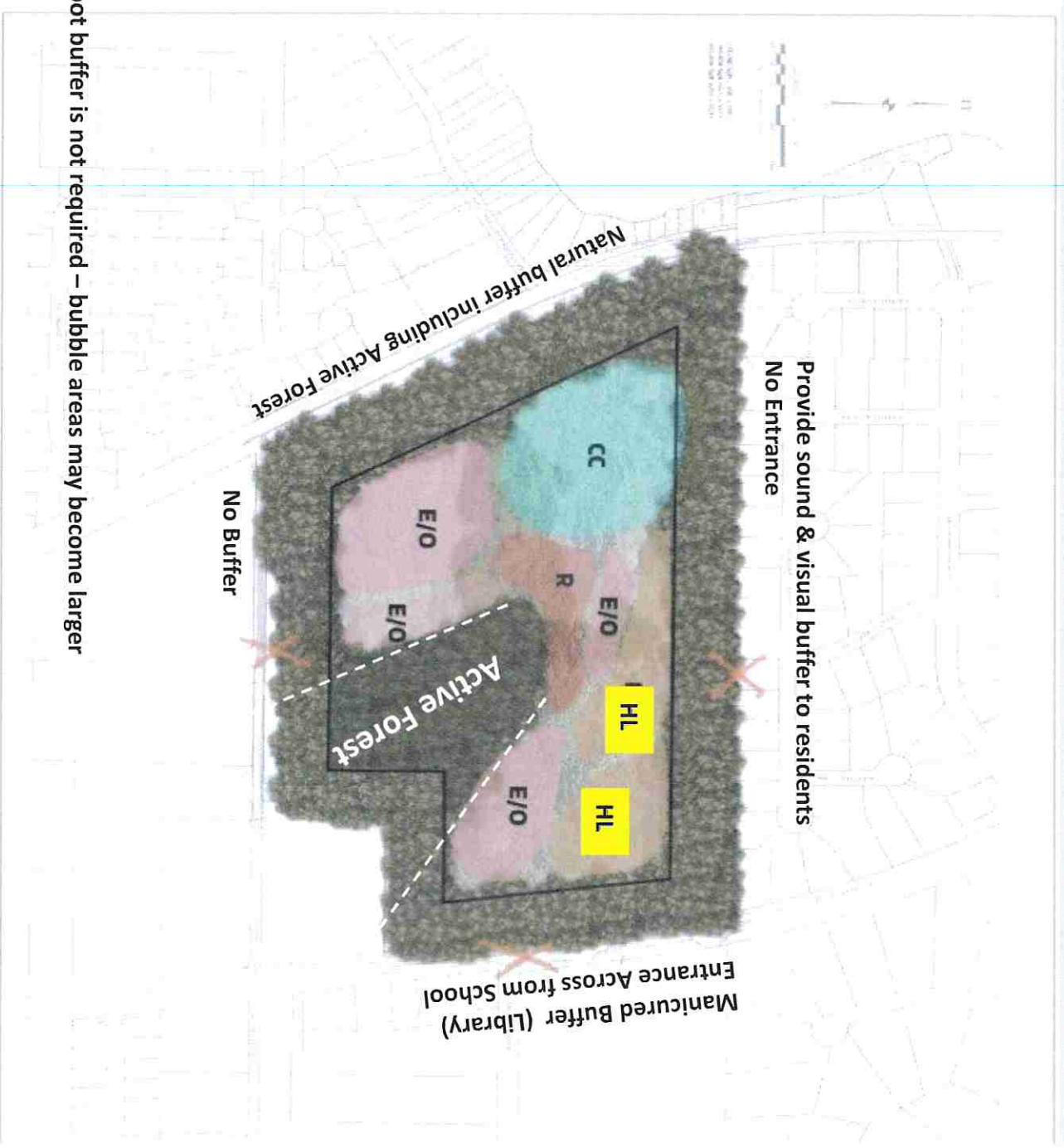
- Meeting was adjourned by Chair Sue Van Ruff at 8:30 pm.

\*The next regular meeting of the Legacy Site Task Force will be held on Thursday, May 10, 2018.\*

# Proposed Concept Development Plan 3:

Priorities	Acreage
E/O	10
CC	7
R	3
HL	10
Total	30

\*150 foot buffer is not required – bubble areas may become larger



PRELIMINARY

**City of Maple Valley**  
**Legacy Site Task Force**  
**Special Committee Meeting Minutes**  
**May 10, 2018**  
**6:30 pm**  
**Lake Wilderness Lodge**  
22500 SE 248<sup>th</sup> Street, Maple Valley, WA

**Attendees:** Sue Van Ruff, Jonathan Miller, Bob Rohrbach, Ingrid McPeak, Dave Pilgrim, Byron Mucke, Eric LaBrie, Matt Torpey, Tim Morgan, Dorothy Stickney

**Absent:** N/A

**ROLL CALL**

- The meeting was called to order by Chair Sue Van Ruff at 6:30 pm.
- Roll call was taken by Chair Sue Van Ruff.

**COMMUNITY PARTNERS' BIG BOLD IDEAS**

The community partners have been asked to respond to three questions:

1. What is your organization's 20-year vision (or BBI)?
  2. Do you have any plans to grow or move? Have you already started setting aside capital to make that happen?
  3. Are you interested in or do you see your organization on the Legacy in the future?
- Maple Valley Arboretum/Susan Goodell
    1. Build a sanctuary that inspires, educates and connects us to nature for Maple Valley residents and would like to expand that to King County and South Sound residents. Would like an interpretive center on the property.
    2. No desire to move. To be a better asset to the City, need a better entrance that shows visitors where to enter and park.
    3. Would consider a location/way to distribute information about the Arboretum on the Legacy Site
  - Maple Valley Community Center/Mark Pursley (presentation)
    1. Mission is to enrich community through quality human services and social activities. Vision is to serve as the human services and cultural campus for the greater Maple Valley community via BBI growth and expansion plans.
    2. Please review presentation for growth plans.
    3. Plans do not fit into the Legacy Site.
  - Maple Valley Creative Arts Council/Mary Jane Glaser (written statement)
    1. Mission is to foster the arts in our community and schools.
    2. Would love to see an arts center in Maple Valley where residents of all ages could experience the arts.
    3. Would offer assistance and partnership in any public/private grant writing endeavors suited for an art center at the Legacy Site.
  - Maple Valley Farmers Market/Larry Baumgart (presentation)
    1. Celebrate 30<sup>th</sup> year anniversary; celebrate 18<sup>th</sup> year anniversary; 20<sup>th</sup> year anniversary as one of Washington State's top 10 farmers market; focal point of Maple Valley's mecca; community stakeholder owned non-profit cooperative.

#### PRELIMINARY

2. Would like to become a 3-tiered year round market; made in Maple Valley Cooperative Mercantile: Hope to grow with community's needs and aspirations; Hope to be a key component of a central gathering place and part of the community's center on the Legacy Site. Have begun process to refine and enhance funding strategy to facilitate the plan.
  3. Yes, however must be a year-round three tiered market; have a permanent location facilitating current and future infrastructure requirements; additional parking.
- Maple Valley Historical Society/Dave Pilgrim (presentation)
    1. Long-range goal is to build a permanent museum facility on property by Community Center.
    2. Yes, see #1 and presentation.
    3. Collaborating with the Maple Valley Community Center and plans do not fit into the Legacy Site. However, the Historical Society would be open to providing limited rotating displays in other parts of the city including photos or cases with historical artifacts.
  - Maple Valley Library Guild/Ken Kinnear  
No interest in the Legacy Site.
  - Maple Valley Youth Symphony Orchestra/Elisa Lewis
    1. Unique place where students can excel musically, connect socially and grow personally. Programs students regionally. Would like to have one dedicated space. Would like to grow jobs into living wage positions.
    2. Need space! Currently rent space from various sources for storage, office, classes and use various venues for performances. Would like to have dedicated space. Would like to grow jobs into living wage positions.
    3. Yes, interested in an opportunity at the Legacy Site and/or Community Center. "If you build it, we will come"! However, as a non-profit, funds are very limited.
  - Maple Valley-Black Diamond Chamber of Commerce/Erica Dial
    1. Mission is to grow business and build community. Help businesses grow and thrive.
    2. Plans to grow and increase membership. Need space for small businesses to use as the start and grow.
    3. Interested in relocating to the Legacy Site and envision being part of a visitor center. However, would need a creative, sustainable and financially feasible opportunity.
  - Tahoma School District/Kevin Patterson
    1. Looking ahead 20 years, expect to graduate about 20,000 students.
    2. No plans to relocate.
    3. Sees Legacy Site as an important element of the community. Curious about development on the site and if there would be educational opportunities for TSD students.

#### ADJOURN MEETING

- Meeting was adjourned by Chair Sue Van Ruff at 7:40 pm.

\*The next regular meeting of the Legacy Site Task Force will be held on Thursday, May 24, 2018.\*



Established 1976

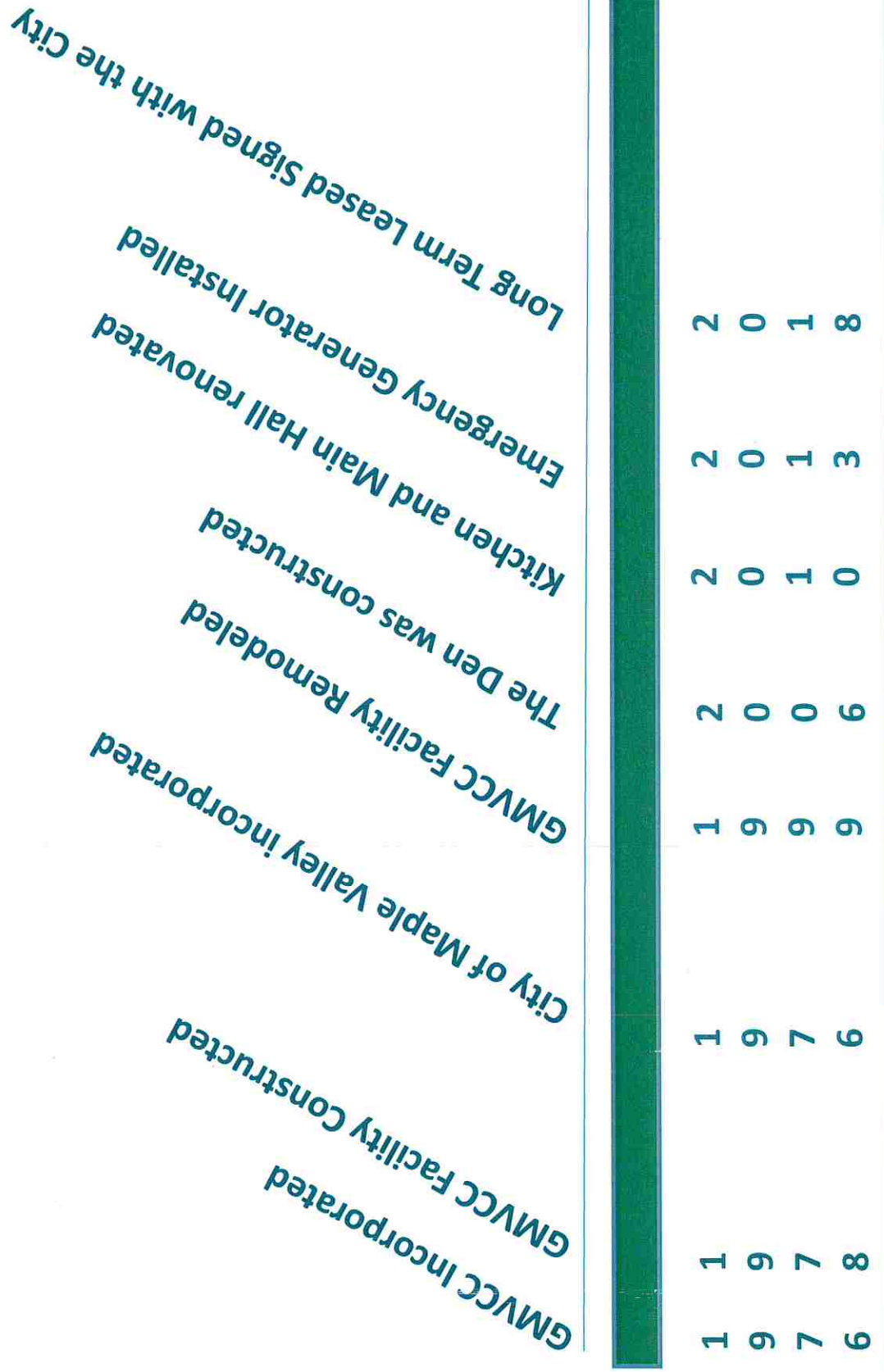
# Greater Maple Valley Community Center



# BBI



# A Brief History



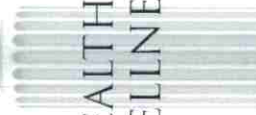
# **The Mission**

**Enriching our community  
through quality human  
services and social activities**

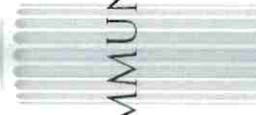
# PILLARS OF SERVICE



PREVENTION



HEALTH &  
WELLNESS



COMMUNITY



WARMING  
CENTER



Established 1976

**Greater  
Maple Valley  
Community Center**



[maplevalleycc.org](http://maplevalleycc.org) (425) 432.1272

22010 SE 248th St., Maple Valley

An independent 501(c)(3) organization dedicated to providing quality human services and social activities

The image displays a collection of 48 logos for various organizations, arranged in a grid. The logos represent a wide range of sectors, including:

- Government and Public Services:** British Columbia (Vancouver), Canada, and the City of Vancouver.
- Educational Institutions:** The University of British Columbia, The University of the Pacific, and various schools like The King School and The Pacific School.
- Community and Social Services:** Meals on Wheels, The Salvation Army, The Red Cross, and various youth and family services.
- Health and Wellness:** The Vancouver Public Health, The Vancouver Police, and various mental health and addiction services.
- Arts and Culture:** The Vancouver Art Museum, The Vancouver Symphony Orchestra, and various cultural centers.
- Business and Industry:** The Vancouver Chamber of Commerce, The Vancouver Board of Trade, and various trade associations.
- Environmental and Nature Organizations:** The Vancouver Park Board, The Vancouver Nature Society, and various conservation groups.
- Religious and Faith-Based Organizations:** The Vancouver Jewish Community Center, The Vancouver Muslim Community, and various churches and synagogues.

The logos are diverse in design, featuring a mix of text, symbols, and colors, reflecting the unique identity of each organization.



# 2018 In a Nutshell

1,565

Unduplicated Participants

10,302

Duplicated Participants

26,358 total hours of service

116 Volunteers donated 2,568 hours of service

20 drivers provided 3,381 trips

30 teens were members of the Youth Council

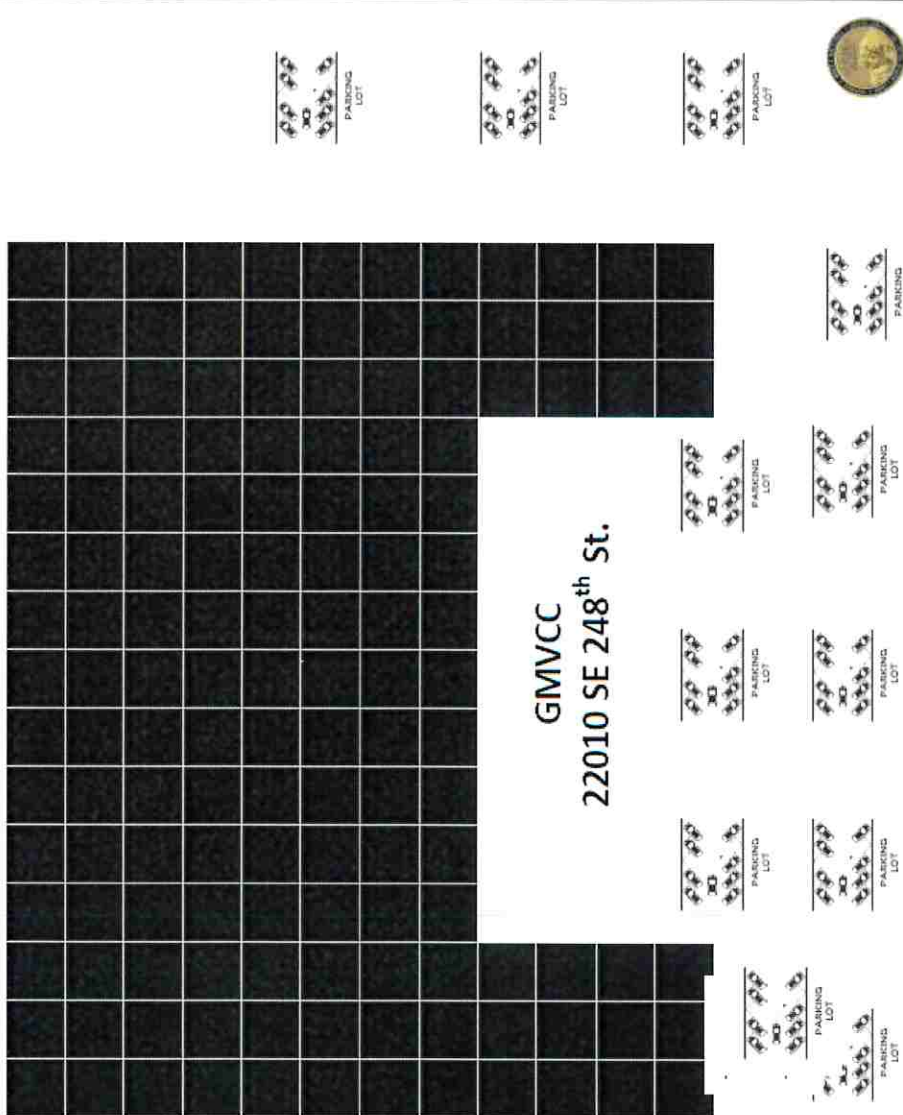
297 teens participated in violence prevention training



## **The Vision**

**To serve as the human  
services and cultural  
campus for the greater  
Maple Valley community**

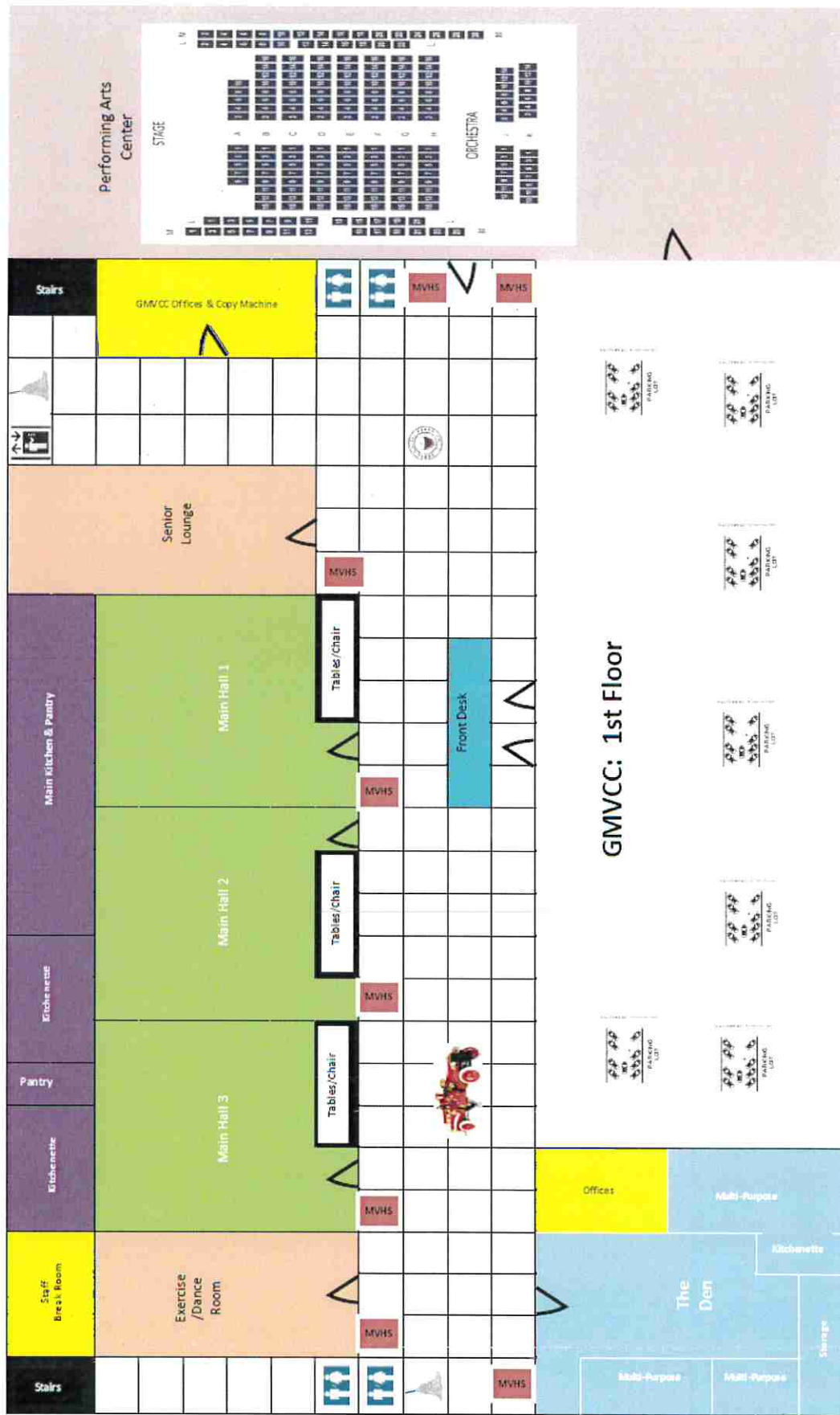
SE 248<sup>th</sup> Street



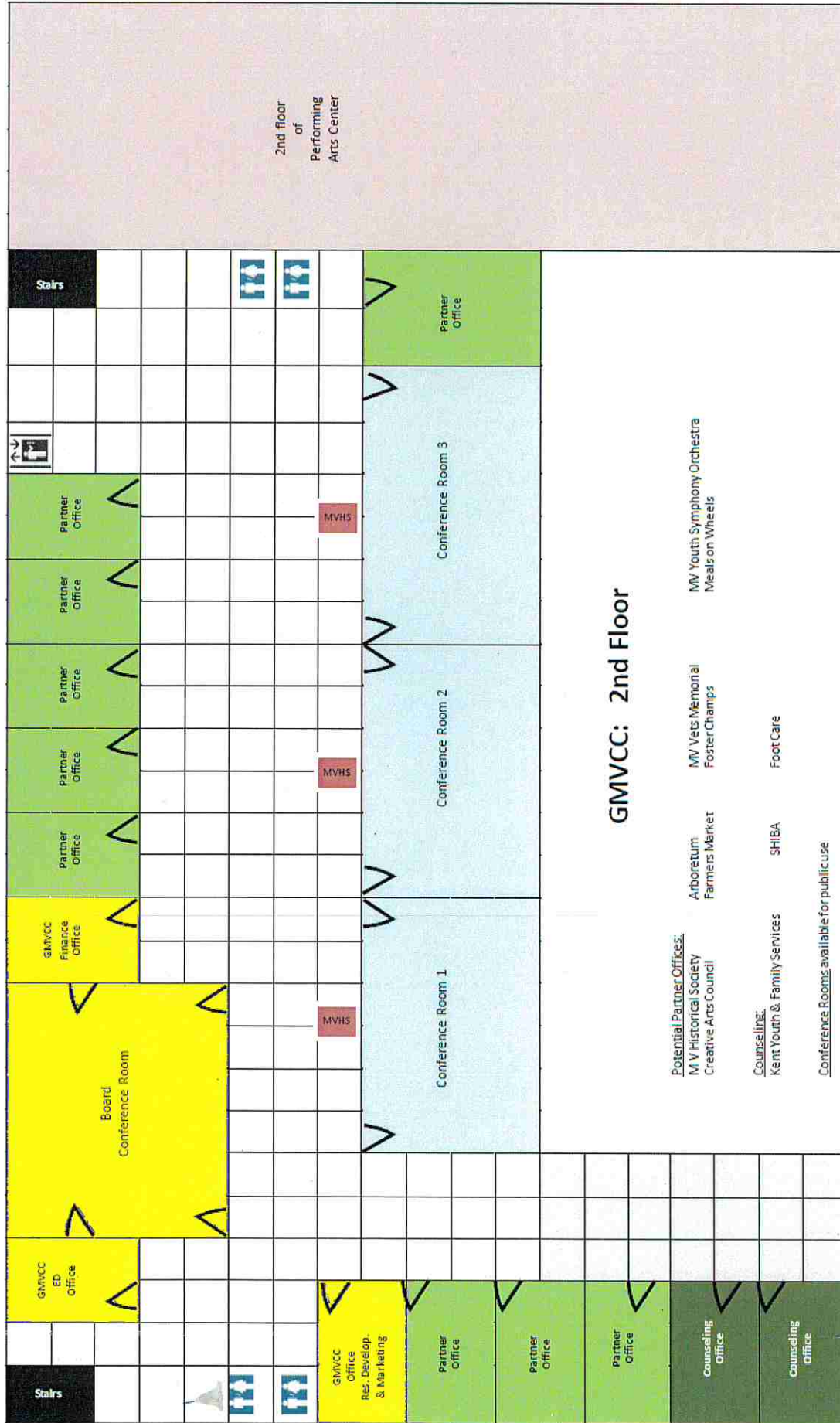
Witte Road



The Trail







## GMVCC: 2nd Floor

Potential Partner Offices:  
 M/V Historical Society  
 Creative Arts Council

Arboretum  
 Farmers Market

M/V Vets Memorial  
 Foster Champs

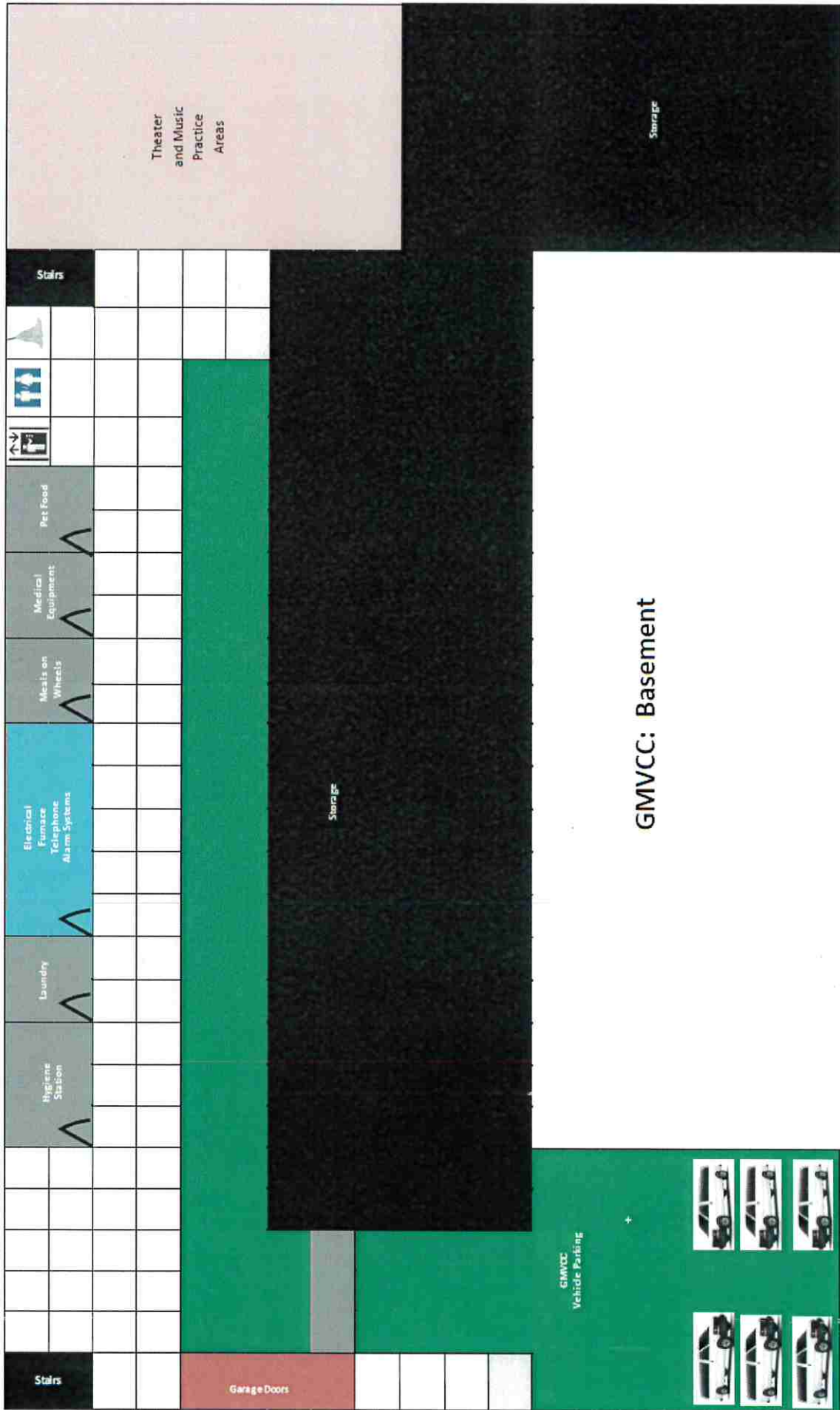
M/V Youth Symphony Orchestra  
 Meals on Wheels

Counseling:  
 Kent Youth & Family Services

SHIBA

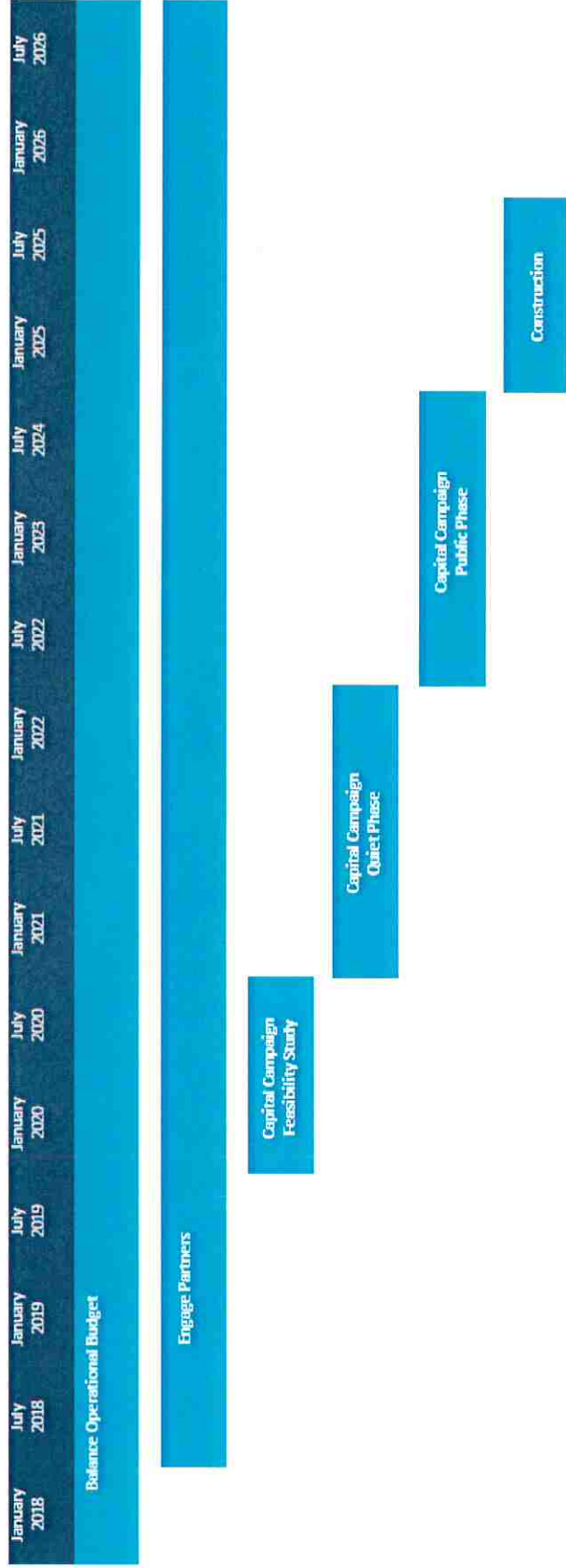
Foot Care

Conference Rooms available for public use



GMVCC: Basement

# GMVCC Capital Campaign Schedule



**Thank You**

## **Maple Valley Creative Arts Council BBI**

1) The MVCAC was founded twenty years ago. Our vision and purpose was and is to foster the arts in our community and schools. We have witnessed positive growth in that direction. It's never going to be at a place where we can say we have achieved our goal and, then, stop. Partnerships are important in keeping the arts flourishing in our community and schools. We see that businesses are forming in Maple Valley that are arts related. The residents are expecting arts experiences and education for their children and themselves. The MVCAC celebrates its role in any changes to the culture in our community surrounding the acceptance and involvement in the arts.

2) We would love to see an arts center in Maple Valley where residents of all ages could participate in the arts. We would welcome a collaborative approach that could include the GMVcommunity center. A place where residents could take classes and display their artwork would be welcomed. A small, black box theatre or a performing arts center would be a great place for community plays and film festivals. If the Legacy site could include that, we think that the community is ready to embrace it.

3) The MVCAC is an all-volunteer organization that relies on grants and donations for its funding. We do not have a capital budget set aside for an arts center. We would, however, offer our assistance and partnership in any public/private grant writing endeavor suited for an arts center at the Legacy site.

# Maple Valley Farmers' Market



*501(c)(3) Non Profit Association*



## Legacy Site Perspective

1. What is your organization's 20-year vision (or BBI)?
2. Do you have any plans to grow or move? Have you already started setting aside capital to make that happen?
3. Are you interested in or do you see your organization on the Legacy Site in the future?



## What is your *organization's* 20-year vision (or BBI)?



- Celebrating our 30<sup>th</sup> year anniversary
- Celebrating our 18<sup>th</sup> year anniversary as a year round farmers' market based on 2020 Vision
- 20<sup>th</sup> year anniversary as one of Washington State's top ten farmers' market
- Focal point of Maple Valley's mecca
- Community stakeholder owned non-profit cooperative

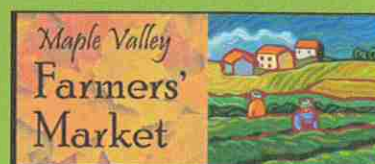


# Vision



## **Do you have any plans to grow or move?**

- We want to become a three tiered year round market
- Made in Maple Valley Cooperative Mercantile
- We hope to be able to grow with the community's needs and aspirations
- We hope to be a key component of a central gathering place and part of the community's center on the Legacy Site.



## **Have you already started setting aside capital to make that happen?**

- enhance business plan and strategy to reflect community's overall vision
- refine and enhance funding strategy to facilitate the plan



## **Are you interested in or do you see your organization on the Legacy Site in the future?**

For the Maple Valley Farmers' Market to maintain its sustainability and attain its vision it must:

- be a year round three tiered market
- have a permanent location facilitating current and future infrastructure requirements
- have more parking





***Thank You!***

***Questions?***

***Larry Baumgart***

***206-849-0205***

***[larrybaumgart@comcast.net](mailto:larrybaumgart@comcast.net)***

***[www.maplevalleyfarmersmarket.com](http://www.maplevalleyfarmersmarket.com)***





# Maple Valley Historical Society

BBI

## History

The Maple Valley Historical Society was founded in 1972 to preserve the rich history of the TaHoMa area, Taylor, Hobart, Maple Valley, Ravensdale and the surrounding areas.

The Maple Valley Historical Society currently operates 3 different museums within the Greater Maple Valley area. The museum that is on the 3<sup>rd</sup> floor of the Original School on 216<sup>th</sup>, which is outside of the City of Maple Valley's city limits, is scheduled to be closed by the end of 2018. The Society must relocate all of its collections by then. A storage building is being built next to the other two museums behind the Greater Maple Valley Community Center to store these items. The Gibbon General Store Museum and the Fire Engine Museum will be changed inside to display items on a rotating basis from the 3<sup>rd</sup> floor collection.

## MVHS Long Range Goals

In 2015, the board of directors worked with Cast Architecture to look at how we could centralize the museums into one location. Cast Architecture advised the board that there needed to be more activity on this site to justify the cost of building a new museum.

Our long range goal is to still build a permanent museum on this site. The Board feels that this corner should become the Cultural Center of Maple Valley. With the Community Center, Library and the Historical Society, many of the cultural and human services functions are located in this area. None of these organizations want to move as there has been a large financial commitment on their parts where they are located now. There has been discussion with the Community Center and other local Non-profits to look at a larger building to replace the Den and possibly the existing Community Center that would house multiple organizations within the Maple Valley area. This building would provide meeting rooms, storage, activity areas and spaces for private counseling. The Historical Society would provide changing displays in this facility also.



## Proposed New Museum and Play Area



## Conclusion

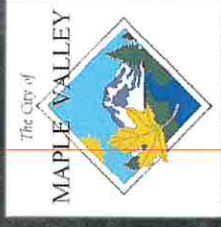
The City's Vision Statement specifically states that "maintaining historic connections with the area's rural past" is necessary. To that end, the Historical Society would be open to providing limited changing displays in other parts of the city, whether by providing photos (as in the lodge, high school and City Hall) or cases with small amounts of historical items. We would also encourage new buildings to have the look and feel of ages gone by in Maple Valley.

# MAPLE VALLEY LEGACY SITE

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## MARKET ANALYSIS AND CONCEPTUAL DEVELOPMENT PLANS

University of Washington | June 7th, 2018





# DEVELOPMENT CONSTRAINTS

- Two buffer options:  
100ft and 140ft
- Sloped areas
- Forest conservation



# REVISED BUFFER

Buffer Option	Acreage of Buffer
100 feet	7.7 Acres
140 feet	10.8 Acres





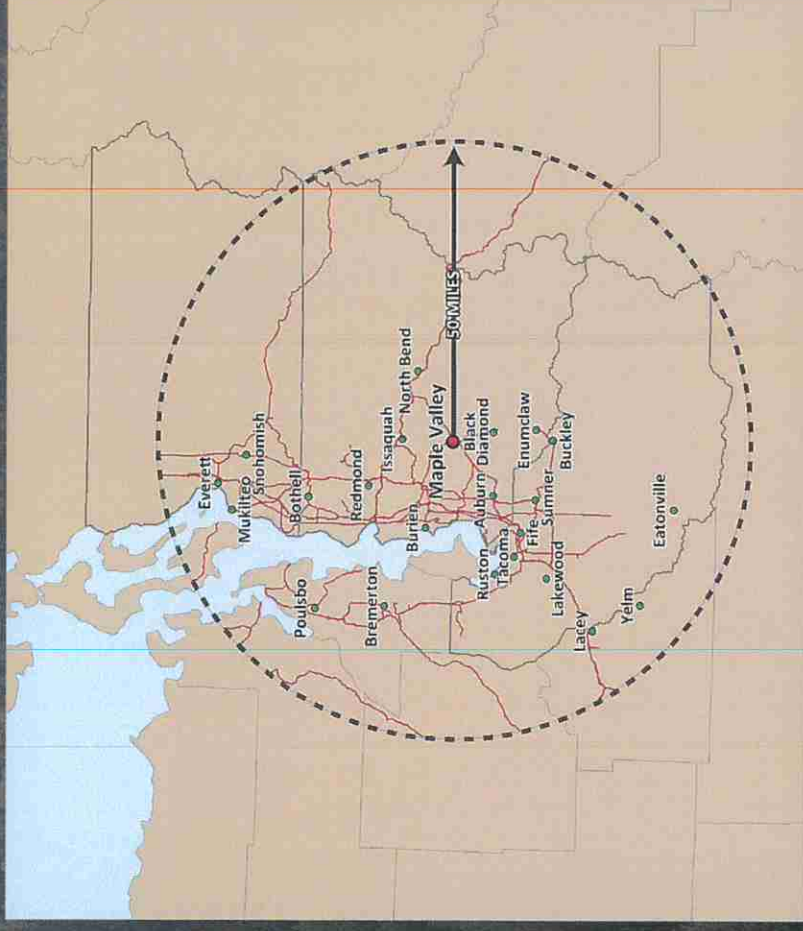
# SITE ACCESS

- Location of the internal road avoids sensitive areas
- Entrances connect to roads on the East and South sides
- Traffic flow to the site from Highway 169 requires intervention



# ACTIVE FOREST CATCHMENT AREA

- 50 mile radius from Maple Valley
- Catchment area reflects potential market draw area to Legacy Site
- Existing competition; ropes courses in Woodinville and Everett



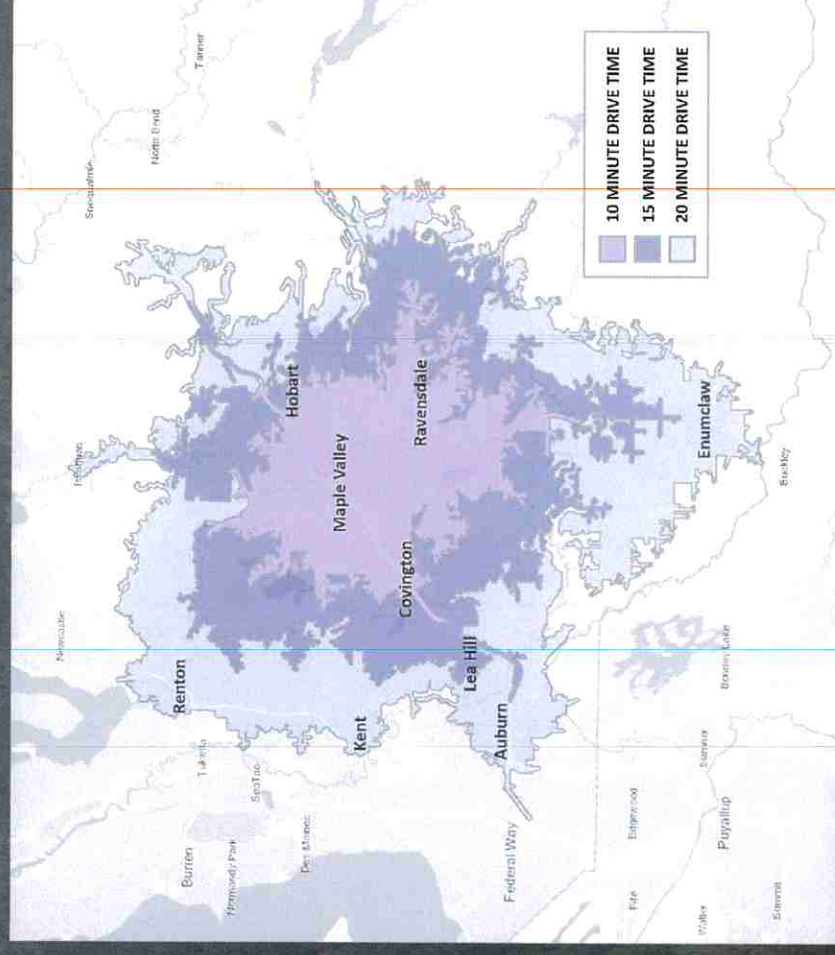


# ACCESSIBILITY

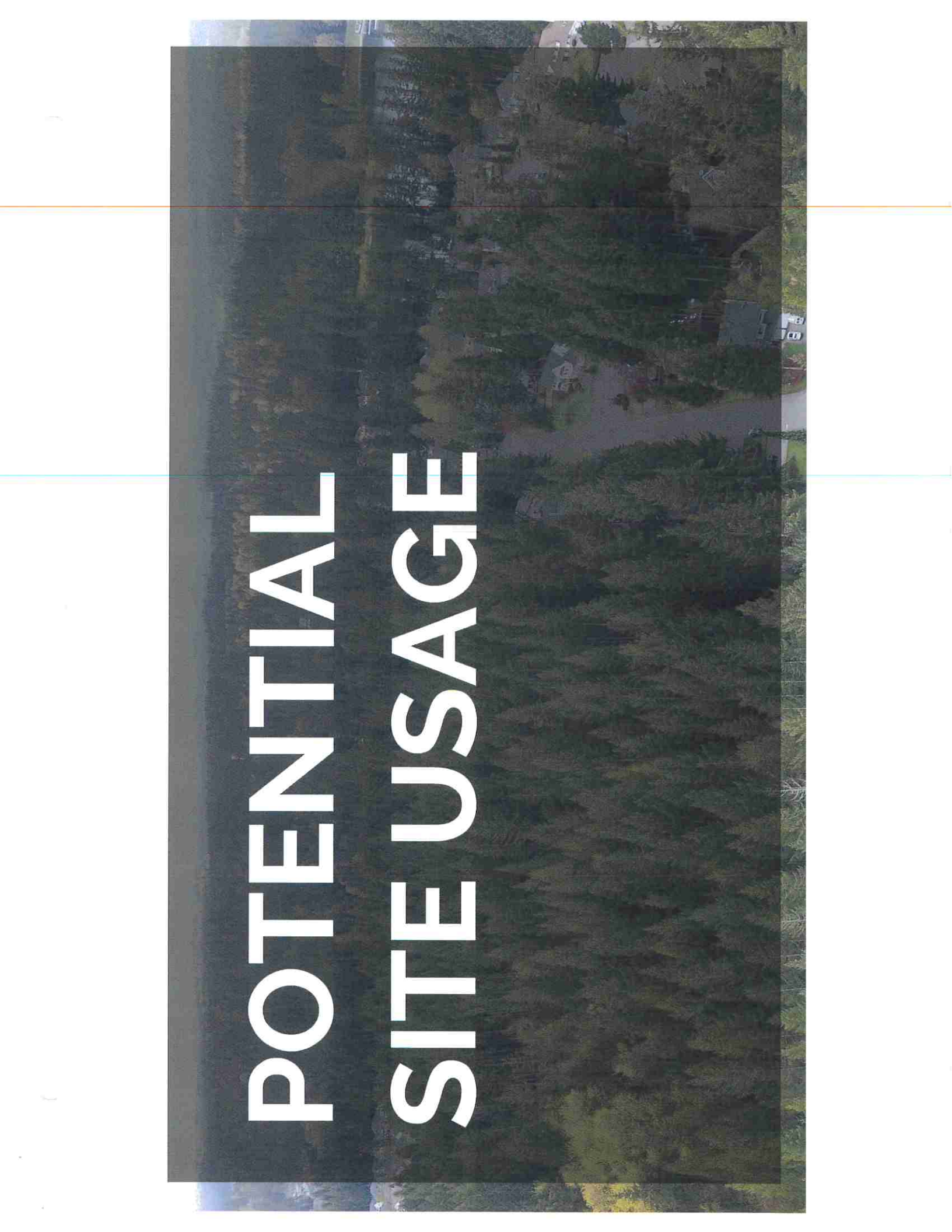
**-10, 15, and 20 minute drive time areas**

## -Accounts for speed

**-Customers, professionals,  
and families**







# POTENTIAL SITE USAGE



# POTENTIAL SITE PLAN







An aerial photograph of a suburban neighborhood, showing a mix of green trees and residential buildings. The image is used as a background for the presentation slide.

# Summary of Conceptual Development for Legacy Site

- You are not that far away!
- We have discussed financially feasible ideas.
- Your feedback has narrowed down the concepts into what the City would like to see.
- The specificity within each zone will be determined over the next quarter.





# Broad Developable Snapshot

- 30 acres of productive real estate yield.
- Combination of public , commercial, residential, and civic functions.
- There exists a healthy give-and-take between multiple, important factors.





# LAND NEEDS

- 25% utilities, roads, & infrastructure
- 25% parking
- 25% landscaping and open space
- 25% buildings



# FINANCIAL FEASIBILITY

- Total real estate value \$9 million-\$12 million value.
- Total infrastructure cost \$4 million-\$6 million.
- Consideration of a Public Private Partnership (P3) Request for Proposal.





# DEFINITIONS

**Public Private Partnership (P3) -**

**A “creative alliance” between a government entity and private real estate developers to achieve a common purpose.**

**Request for Proposal (RFP) -**

**A solicitation by an agency to potential suppliers to procure a commodity or service.**



## NEXT STEPS

- Refine your approach to this project into distinct phases.
- A consultant will be able to provide additional project financial modeling.
- UW would like to continue with various work tasks in Fall quarter of 2018.
- Issue RFP by Spring 2019.